

**ZB# 81-11**

**Mira Rumsey**

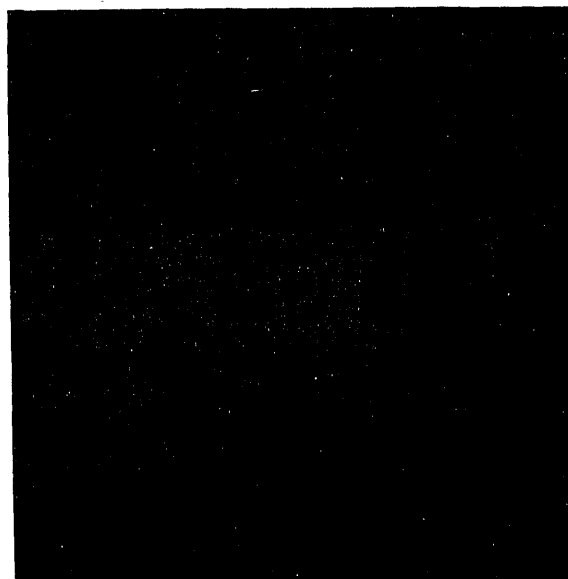
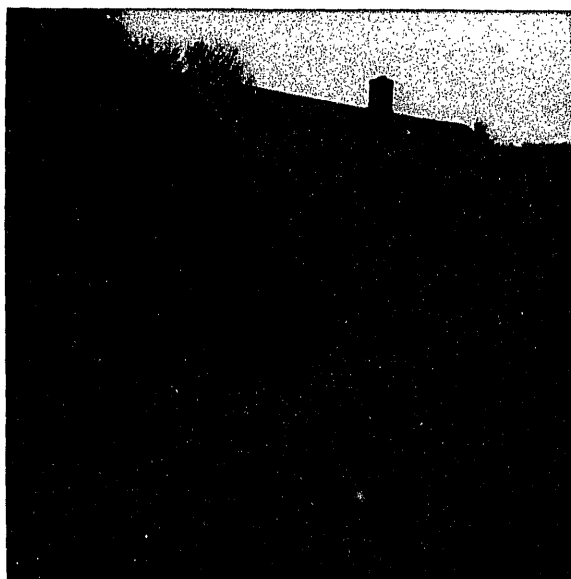
**13-11-5**

81-11- Rumsey, Mira

Public Hearing:  
8 pm - May 11, 1980

TOWN OF NEW WINDSOR		General Receipt		4596	
555 Union Avenue				May 12 19 81	
New Windsor, N. Y. 12550				\$ 25.00	
Received of Mrs Rumsey				DOLLARS	
Twenty-five and 00/100					
For J B A. 81-11					
DISTRIBUTION:					
FUND	CODE	AMOUNT			
25.00					
ck					
By Pauline G. Townsend cm					
Town Clerk			Title		

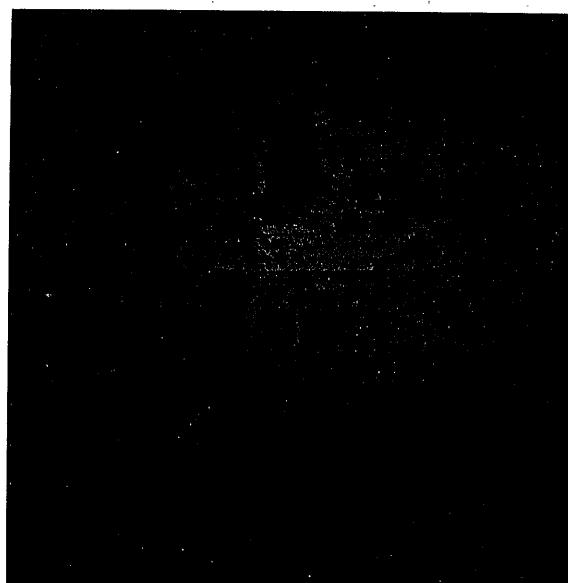
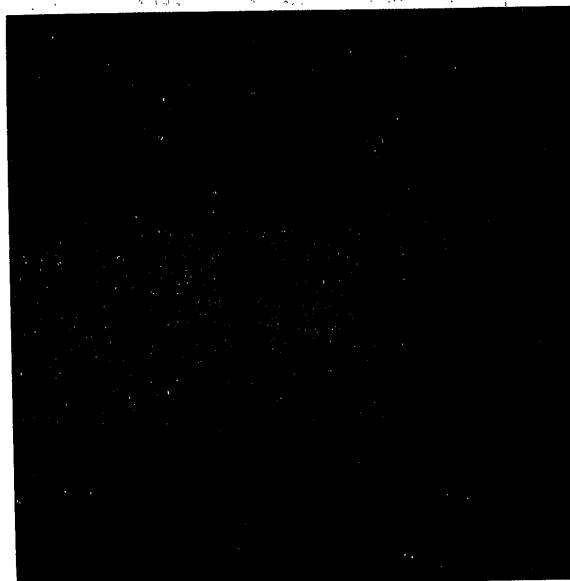
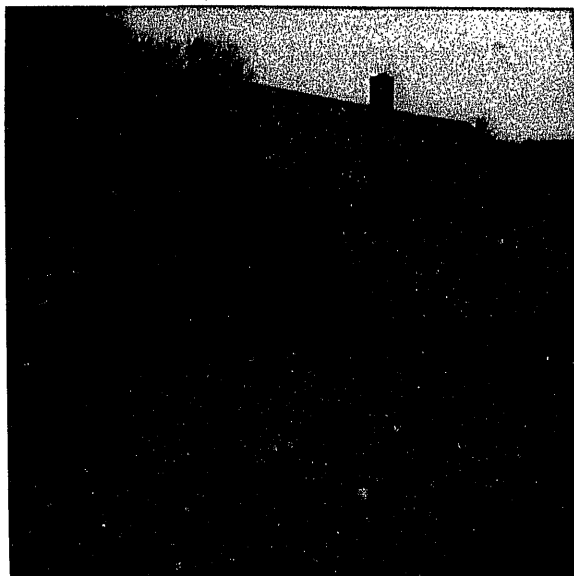
Williamson Law Book Co., Rochester, N. Y. 14609



DISTRIBUTION		
FUND	CODE	AMOUNT
25.00		
CK		

Willimam Law Book Co., Rochester, N. Y. 14609

By Pauline G. Townsend  
Town Clerk  
 Title



ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x  
In the Matter of the Application of

MIRA RUMSEY.

DECISION GRANTING  
USE VARIANCE

#81-11.  
-----x

WHEREAS, MIRA RUMSEY of 450 Pelham Road, New Rochelle, New York, has made application for a use variance to permit a two-family residence in a one-family (R-4) residential zone, located at Melrose Avenue in the Town of New Windsor, New York; and

WHEREAS, a public hearing was held on the 11th day of May, 1981 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, the applicant appeared pro se; and

WHEREAS, the application was opposed by a number of area residents and John G. Stanton, Esq., of Stanton and Stanton, 33 Quassaick Avenue, New Windsor, N. Y., appeared in behalf of Pauline and Edward Starr, also appeared in opposition to the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. Applicant purchased the land consisting of two (2) buildings on a lot located on 34 Melrose Avenue, Town of New Windsor, in June of 1980.

3. At the time of the purchase, the land was located in an R-4 zone.

4. At the time of the purchase, the house was constructed internally for a two-family use with two (2) separate complete living quarters and two (2) separate entrances.

5. The building had been occupied as a two-family use for a number of years prior to purchase by the applicant although the exact dates of such use cannot be established.

6. There are a number of similar two-family uses in the immediate neighborhood.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. There is a hardship to the land in that the building is suitable for a two-family use and not suitable for a one-family use unless expensive renovation is done undoing the previous renovation creating the two-family use.

2. These circumstances are unique in this building because of the renovations done many years prior to its purchase by the present owner.

3. The building has been used for a two family use previously; there are other houses similarly used in the neighborhood and, therefore, such use will not alter the essential character of the neighborhood.

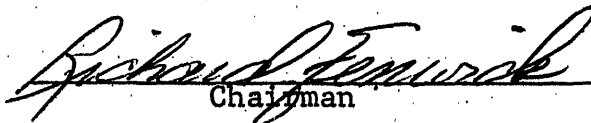
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a use variance as applied for by applicant.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

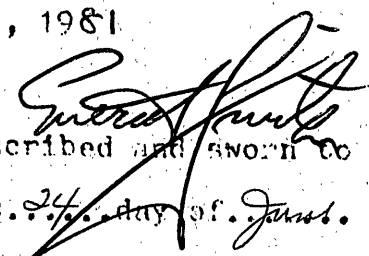
Dated: June 22, 1981.

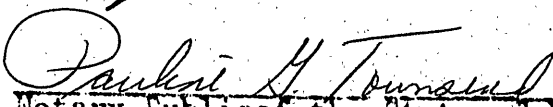
  
Chairman

State of New York

County of Orange, ss:

Everett Smith, being duly sworn  
disposes as says that he is  
...~~Publisher~~... of the E.W. Smith  
Publishing Company, Inc., publisher  
of The Sentinel, a weekly newspaper  
published and of general circulation  
in the Town of New Windsor, and that  
the notice of which the annexed is  
a true copy was published...~~once~~...  
in said newspaper, commencing on  
the 30<sup>th</sup> day of April...A.D., 1981,  
and ending on the 30<sup>th</sup> day of April  
A.D., 1981.

  
Subscribed and sworn to before me  
this 24<sup>th</sup> day of Janu. 1981.....

  
Notary Public of the State of New York  
County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19\_\_

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My commission expires Mar. 30, 1983

HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the  
Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New  
York will hold a Public Hearing  
pursuant to Section 48-33A of the  
Zoning Ordinance on the follow-  
ing proposition:

Appeal No. 10

Request of Mira Rumsey

for a VARIANCE of the regula-  
tions of the Zoning Ordinance  
to permit two-family dwelling  
in R-4 (residential) zone

being a VARIANCE of Section  
48-9 Table of Use Regula-  
tions Col. A for property sit-  
uated as follows:

34 Melrose Avenue, Town of  
New Windsor, N.Y.

SAID HEARING will take place  
on the 11th day of May, 1981, at  
the New Windsor Town Hall, 555  
Union Avenue, New Windsor,  
N.Y. beginning at 8 o'clock P.M.

RICHARD FENWICK

Chairman

By: Patricia Delio

Secretary

(914) 565-8550

May 12, 1981

Ms. Mira Rumsey  
450 Pelham Road - Apt. 2C  
New Rochelle, N. Y. 10805

RE: APPLICATION FOR USE VARIANCE  
BEFORE NEW WINDSOR ZONING BOARD OF APPEALS  
#81-11

Dear Ms. Rumsey:

Kindly be advised that the above application for a use variance was granted at the May 11, 1981 public hearing held before the Zoning Board of Appeals.

Formal decision will be drafted and acted upon at an upcoming meeting of the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA DELIO  
Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board  
Town Building/Zoning Inspector Collett





1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

April 30, 1981

Mrs. Myra Rumsey  
34 Melrose Ave.  
New Windsor, N.Y.

Re: 13-11-5

Dear Mrs. Rumsey:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$85.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA SARVIS

ASSESSOR

Town of New Windsor



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

✓ Crudele Alfred T  
64 Clancy Ave.  
New Windsor, N.Y.

✓ Ponessi Paul L & Dorina R  
73 Merline Ave.  
New Windsor, N.Y.

✓ Kelley Mary O  
MD 23 Blanche Ave.  
New Windsor, N.Y.

✓ Osusky Elizabeth  
15 Blanche Ave.  
New Windsor, N.Y.

✓ Gerbes Frank P Jr. & Mary  
6 Clancy Ave.  
New Windsor, N.Y.

✓ Gerbes Frank P & Helen  
52 Cedar Ave.  
New Windsor, N.Y.

✓ Gerbes Anthony C & Dolores  
69 Melrose Ave.  
New Windsor, N.Y.

✓ Lucas Michael D & Arlene J  
c/o Joseph Effron  
55 Melrose Ave.  
New Windsor, N.Y.

✓ Kissam George & Delores  
17 Bradford Ave.  
New Windsor, N.Y.

✓ Warren Estelle L  
113 Blanche Ave.  
New Windsor, N.Y.

✓ Esposito Anthony & Iolanda  
MD23 Merline Ave.  
New Windsor, N.Y.

✓ Greiner Philip G & Judy A  
70 Lawrence Ave.  
New Windsor, N.Y.

✓ Crudele Michael A & Dorothy  
74 Lawrence Ave.  
New Windsor, N.Y.



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# OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

✓ Russio Anthony L & Helen M  
36 Cedar Ave.  
New Windsor, N.Y.

*2 Jan?* ✓ Leary John A  
38 Cedar Ave.  
New Windsor, N.Y.

*2 Jan?* ✓ Maley Lillian K  
40 Cedar Ave.  
New Windsor, N.Y.

✓ Orzechowski Zygmunt & Stella  
61 Blanche Ave.  
New Windsor, N.Y.

*2 Jan?* ✓ Gandolfini Lino & Ida  
44 Cedar Ave.  
New Windsor, N.Y.

✓ Mowery Lawrence & Johanna C  
69 Bradford Ave.  
New Windsor, N.Y.

✓ Biedekapp Scott & Harriet  
63 Blanche Ave.  
New Windsor, N.Y.

✓ Mans Clarence  
Box 247  
Vails Gate, N.Y. 12584

✓ Robinson Gordon L Jr. & Bernice  
43 Blanche Ave.  
New Windsor, N.Y.

✓ Connor Robert E &  
Kruleski Kathleen  
PO Box 4112  
New Windsor, N.Y.

✓ Detz Frank & Dorothy  
37 Blanche Ave.  
New Windsor, N.Y.

✓ Irwin Albert & Stella  
35 Blanche Ave.  
New Windsor, N.Y.

✓ Stent Jeffery A & Jeannie S  
15 Melrose Ave.  
New Windsor, N.Y.

✓ Szajko Laszlo & Barbara Ann  
24 Clancy Ave.  
New Windsor, N.Y.

✓ Conklin Joseph H & Agnes  
28 Blanche Ave.  
New Windsor, N.Y.

✓ Rahemba Victoria  
32 Blanche Ave.  
New Windsor, N.Y.

✓ Rahemba Joseph C & Joyce M  
40 Blanche Ave.  
New Windsor, N.Y.

*2 Jan* ✓ Simamoski Charles & Anna  
Bradford Ave. MD 23  
New Windsor, N.Y.

✓ Donahue Thomas P & Marie  
MD23 Bradford Ave.  
New Windsor, N.Y.

*OK* ✓ Stanford LeRoy & Rosemarie  
53 Melrose Ave.  
New Windsor, N.Y.

*OK* ✓ Konrad John & Helen  
49 Melrose Ave.  
New Windsor, N.Y.

*OK* ✓ Kirk Frances F & Jeffery W  
45 Melrose Ave.  
New Windsor, N.Y.

✓ Brink Angela  
37 Melrose Ave.  
New Windsor, N.Y.

✓ Starr Edward P & Pauline  
MD23 Melrose Ave.  
New Windsor, N.Y.



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# OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

- |   |  |
|---|--|
| ✓ 2 Jam. Crudele John<br>Merline Ave. MD 23<br>New Windsor, N.Y. 12550  | ✓ Ferrara Jeffrey Mark<br>1 Ora Street<br>New Windsor, N.Y.                              |
| ✓ Lee James D & Geraldine A<br>12 Lawrence Ave.<br>New Windsor, N.Y. 12550  | ✓ 3 Jam. Coykendall Helen M<br>11 Melrose Ave.<br>New Windsor, N.Y.                      |
| ✓ Pettine Michael & Theresa<br>10 Lawrence Ave.<br>New Windsor, N.Y. 12550  | ✓ multi. Hollo Lewis<br>705 Beacon Square Drive<br>Holiday Florida 33590                 |
| ✓ Messini Anthony<br>15 Merline Ave.<br>New Windsor, N.Y.   | ✓ Netz Albert H<br>9 Melrose Ave.<br>New Windsor, N.Y.                                   |
| ✓ Wein Edward J & Susan C<br>154 Walsh Ave.<br>New Windsor, N.Y.  | ✓ Weygant Charles Jr. & Bella<br>3 Melrose Ave.<br>New Windsor, N.Y.                     |
| ✓ Rahm Elizabeth F<br>15 Lawrence Ave.<br>New Windsor, N.Y.   | ✓ Caesar Joseph & Cecelia<br>25 Clancy Ave.<br>New Windsor, N.Y.                         |
| ✓ Mickel Harry E & Eileen G<br>19 Lawrence Ave.<br>New Windsor, N.Y.  | ✓ Valenzano Ralph E & Katherine<br>26 Cedar Ave.<br>New Windsor, N.Y.                    |
| ✓ Ferarra Stephen & Shirley June<br>1 Ora Street<br>New Windsor, N.Y.   | ✓ Jones Thomas & Catherine<br>28 Cedar Ave.<br>New Windsor, N.Y.                         |
| ✓ Babcock John T & Angela Grace<br>12 Blanche Ave.<br>New Windsor, N.Y.   | ✓ Dabroski John & Lillian<br>30 Cedar Ave.<br>New Windsor, N.Y.                          |
| ✓ Vinson Richard F & Rebecca M<br>14 Blanche Ave.<br>New Windsor, N.Y.  | ✓ Scott William & Dorothy<br>8 Cedar Lane<br>New Windsor, N.Y.                           |
| ✓ Terwilliger Fern &<br>Carpenter Joyce &<br>Misner Gladys<br>c/o William Weygant<br>16 Blanche Ave.<br>New Windsor, N.Y. | ✓ 3D Realty Inc.<br>c/o Da Mario Carmine & Louise<br>61 Clancy Ave.<br>New Windsor, N.Y. |
|   | ✓ 2 Jam. Fetzer Robert N<br>34 Cedar Ave.<br>New Windsor, N.Y.                           |



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

at least 12-20 more family

109

1763

3 family

Coykendall Roy W  
25 Melrose Ave.  
New Windsor, N.Y.

3 family

Ramos William  
17 Melrose Ave.  
New Windsor, N.Y.

✓ OK Gandolfini Peter L & Christine M  
16 Melrose Ave.  
New Windsor, N.Y.

✓ OK Graham William J Jr. & Deborah H  
20 Melrose Ave.  
New Windsor, N.Y.

✓ Gaydos Pauline  
26 Melrose Ave.  
New Windsor, N.Y.

✓ OK Pacione Tobio & Susan  
Melrose Ave.  
New Windsor, N.Y.

Pustola Pauline  
34 Melrose Ave.  
New Windsor, N.Y.

✓ Makarewicz Walter J & Dolores  
38 Melrose Ave.  
New Windsor, N.Y.

✓ Mikutis Anthony & Helen  
44 Melrose Ave.  
New Windsor, N.Y.

✓ OK Pushman Albert E Jr. & Audrey R  
46 Melrose Ave.  
New Windsor, N.Y.

✓ OK Simanoski Edward & Helen B  
56 Melrose Ave.  
New Windsor, N.Y.

2 family  
✓ OK Simanoski Charles Sr. & Anna  
Bradford Ave. MD 23  
New Windsor, N.Y.

Malinowski Thaddeus E & Rymaszewski

OK Wanda  
39 Lawrence Ave.  
New Windsor, N.Y.

OK Konrad John C & Joanne M  
33 Lawrence Ave.  
New Windsor, N.Y.

Williams Nicholas & Teresa A  
27 Lawrence Ave.  
New Windsor, N.Y. deceased

✓ Dempsey Allen & Minnie  
19 Merline Ave.  
New Windsor, N.Y.

Kadian Dennis R & Linda A  
36 Lawrence Ave.  
New Windsor, N.Y.

Bernabo Joseph P & Gina M  
40 Lawrence Ave.  
New Windsor, N.Y.

multi fam.  
Corrieri Franco & Lillian  
44 Lawrence Ave.  
New Windsor, N.Y.

Rymaszewski Wanda S  
Lawrence Ave. MD 23  
New Windsor, N.Y.

Raszcewski Leo & Frances  
c/o Francis LeRose  
31 Hilltop Drive  
New Windsor, N.Y.

Dunning Mark L & Barbara J  
57 Merline Ave.  
New Windsor, N.Y.

Yonnone Carmine & Fannie  
51 Merline Ave.  
New Windsor, N.Y.

✓ Coe James  
47 Merline Ave.  
New Windsor, N.Y.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

24.

1763

- |   |   |
|---|---|
| ✓ De Toro Thomas W & Rose M<br>45 Merline Ave.<br>New Windsor, N.Y.                             | ✗ Di Maria Charles & Eleanor T<br>164 Quassaick Ave.<br>New Windsor, N.Y. |
| ✗ De Toro Arthur & Carmella Est.<br>c/o De Toro Michael<br>41 Merline Ave.<br>New Windsor, N.Y. | ✗ Brodowski Stanley J & Mary<br>36 Merline Ave.<br>New Windsor, N.Y.      |
| ✗ Kerr Hazelton M & Anna V<br>37 Merline Ave.<br>New Windsor, N.Y.                              | ✗ Clark John R & Susan M<br>42 Merline Ave.<br>New Windsor, N.Y.          |
| ✗ Sears James W & Rose T<br>35 Merline Ave.<br>New Windsor, N.Y.                                | ✗ Manning George E & sheila M<br>46 Merline Ave.<br>New Windsor, N.Y.     |
| ✗ Sears Thomas & Elena<br>33 Merline Ave.<br>New Windsor, N.Y.                                  | ✗ Kohlman Slavia<br>48 Merline Ave.<br>New Windsor, N.Y.                  |
| ✗ Cimorelli Gus & Anna S<br>MD23 Merline Ave.<br>New Windsor, N.Y.                              | ✗ Maher Dennis P & Joan L<br>54 Merline Ave.<br>New Windsor, N.Y.         |
| ✗ Garzione Nicholas A & Jean<br>27 Merline Ave.<br>New Windsor, N.Y.                            | ✗ Reidulski John<br>60 Merline Ave.<br>New Windsor, N.Y.                  |
| ✗ Tolnai John & Katalin<br>25 Merline Ave.<br>New Windsor, N.Y.                                 | ✗ Menga Pasquale<br>224 Myrtle Ave.<br>New Windsor, N.Y.                  |
| ✗ Masloski Louis & Helen<br>MD23 Merline Ave.<br>New Windsor, N.Y.                              | ✗ Marshall Barry & Mary Ann<br>31 Myrtle Ave.<br>New Windsor, N.Y.        |
| ✗ Garzione Adam J &<br>Tracanna Tomasina<br>34 Merline Ave.<br>New Windsor, N.Y.                | ✗ Thiel Kurt P & Palm<br>27 Myrtle Ave.<br>New Windsor, N.Y.              |
| ✗ Garzione Adam J<br>34 Merline Ave.<br>New Windsor, N.Y.                                       | ✗ Prael Julious & Irene<br>23 Myrtle Ave.<br>New Windsor, N.Y.            |
| ✗ Garzione Adam J & Concetta<br>MD23 Merline Ave.<br>New Windsor, N.Y.                          | ✗ Kaczmarek Della & John<br>13 Myrtle Ave.<br>New Windsor, N.Y.           |

5/11/81 Public Hearing: Rumsey 8 p.m.

Name:

Address:

JOHN A FERRO  
Kathleen Roukol

8 Park Hill Dr  
34 Melrose Ave

Susan Pacione

30 Melrose Ave

Dolores Makarewicz  
Kalen Mikutis

38 Melrose Ave

44 Melrose Ave

Mary Bradouski

36 Mendline Ave

Frank Horvath

91 Mendline Ave

April Gaydos

26 Melrose Ave

Charles Rumney

192 Watch Av

Frances Kennedy

192 Watch Av

John Stanton

representing Edmond + Pauline Stanton

Christine Gandolfini

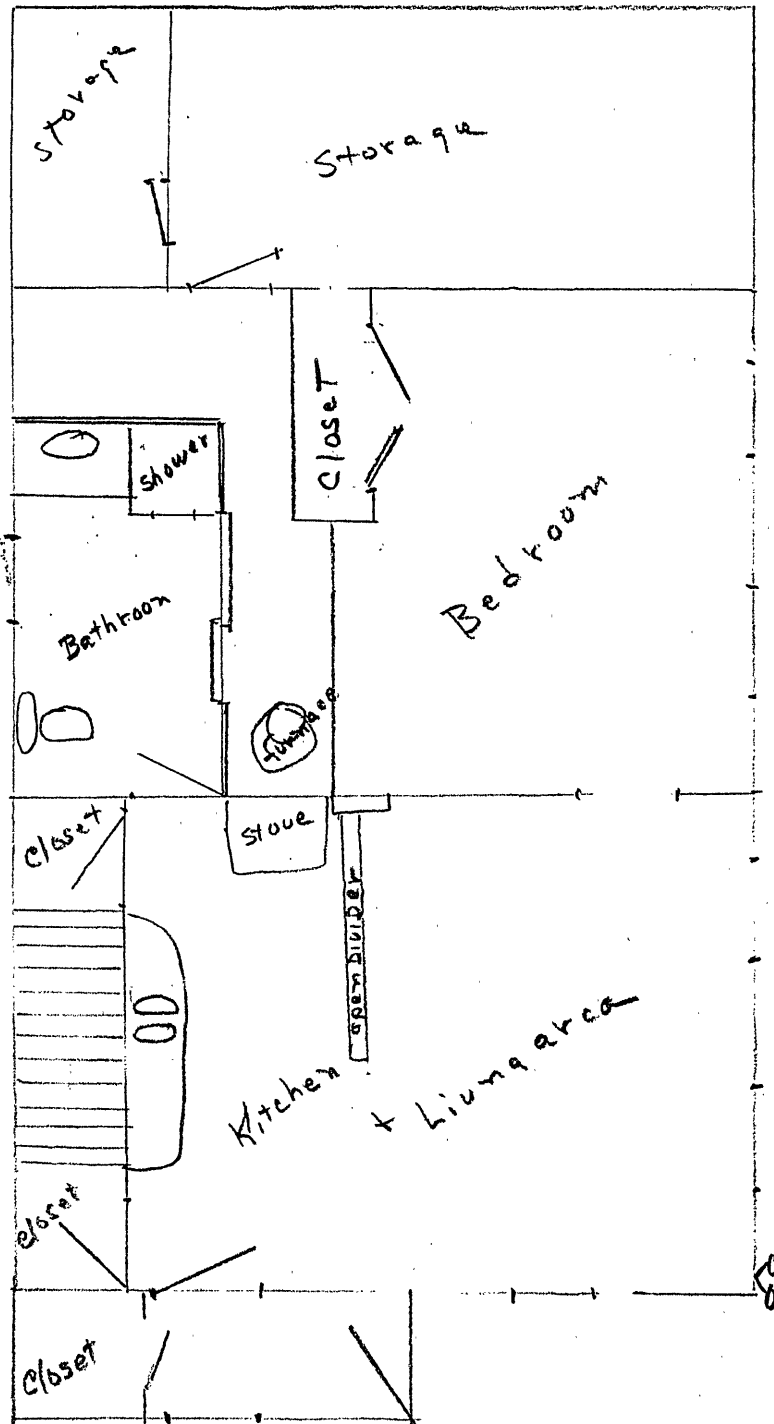
16 Melrose Ave

Angela Babcock

12 Blanch Ave

34 Mulroe Ave

Down stairs  
after



Partition off Bathroom  
+ updated tub  
to shower  
+ Vanity

Enlarged closet  
Wallpapered + painted  
updated stove + floor  
coverings

Painted metal cabinets in  
Kitchen  
Added outside lighting



5/11/81.

1. the undersigned have no objection to Miss  
Rumsey having a 2-family house at 24 Melrose,  
New Windsor, N.Y.

1. Mrs Lillian Babroski.
2. Mr & Mrs A. Russo
3. Mrs. Luis Pandolfini & Mr. Luis Gambellini
4. Mrs Anna Simanowski
5. Mrs. Delores Kissam
6. Helen Simanowski - 56 Melrose Ave New Windsor -
7. Edward A. Samanowski 56 Melrose Ave New Windsor
8. Albert Furber 46 Melrose Ave
9. Michael J. Pucan 55 Melrose Ave N.W.
10. Odene Lucas " " "
11. Katalin Tolnai
12. Anna Crudele
13. Sue Wein
14. Mr & Mrs Michael Pettinella - Lawrence Ave. New Windsor
15. Mr & Mrs James Lee - Lawrence Ave.
16. Peter Malinowski
17. Mr & Mrs J. Bernado
18. Mr & Mrs Frank Carrieri
19. Mr & Mrs Long Serber
20. Mrs Helen Karsad 49 Melrose Ave NW
21. Johanna Mowery 69 Bradford Ave.
22. Estelle Warren 113 Blanche Ave.
23. Jeffery W. Hunt 15 Melrose Ave
24. Helen M. Volenzano 26 Cedar Lane
25. Mrs. J. D. ...

5/11/81.

I, the undersigned have no objection to Miss Rumsy having a 2-family house at 24 Melrose, New Windsor, N.Y.

1. Mrs Lillian Babroski.
2. Mr + Mrs A. R. Russo
3. Mrs. Luis Gaudolpini & Mr. Luis Gaudolpini
4. Mrs Anna Simonoski
5. Mrs. Delores Kissam
6. Helen Simonoski - 56 Melrose Ave New Windsor -
7. Edward G. Simonoski 56 Melrose Ave New Windsor
8. Albert J. J. 46 Melrose Ave
9. Michael J. J. 55 Melrose Ave N.W.
10. Dolores Lucas
11. Katalin Toth
12. Anna Crudele
13. Sue W. J.
14. Mr + Mrs Michael Pettinella - Lawrence Ave. New Windsor
15. Mr + Mrs. James Lee - Lawrence Ave.
16. Peter Malinowski
17. Mr + Mrs J. Bernard
18. Mr + Mrs Frank Carrieri
19. Mr + Mrs Long Terben
20. Mrs Helen Karsad 49 Melrose Ave NW
21. Johanna Mowery 69 Bradford Ave
22. E. Stiles Warren 113 Blanche Ave.
23. Jeffery W. J. 15 Melrose Ave
24. Garcheline M. Volenzano 26 Cedar Lane
25. Mary Kelly
26. Elizabeth O. Susky or Pauline O. Susky

27. Angela Babcock, 12 Blanch Avenue  
28. Mr & Mrs Richard Vinson  
29. Larry F. Marshall 31 Myrtle Ave.  
30. Mary Ann Marshall 31 Myrtle Ave.  
31. Agnes Conklin 28 Conklin Ave.  
32. Albert & Stella Irvin 35 Blanch Ave  
33. Dorothy Detz 37 Blanch Ave.  
34. Mrs Harriet Biedenkopf  
35. Christine Gandolfine 16 Melrose Ave.  
36. Robbie Graham 20 Melrose Avenue  
37. John Broad 33 Lawrence Ave.  
38. Mrs. Mrs Frank Herber 24 Cedar Ave  
39. Mr & Mrs Frank Herber Jr. 6 Lancy Ave.  
40.  
41.  
42.  
43.  
44.  
45.  
46.  
47.  
48.  
49.  
50.

4/27/81.

We the undersigned have no  
objection to M. Rumsy having  
a two-family residence at  
34 Melrose Ave.

Christine Gandolfini 16 Melrose Ave. New Windsor

Rebbie Graham 20 Melrose Ave, New Windsor

Susan Paine 30 MELROSE AVE. NEW WINDSOR

Audrey Pushman 46 Melrose Ave N.W.

Albert Pushman Jr 46 Melrose Ave N.W.

Helen Konrad 56 5-5718 49 Melrose Ave

Frances Kirk 45 Melrose Ave.

Liz Miller 53. MELROSE AV.

Gene Lucas 55 Melrose Ave.

Gene Lucas 55 Melrose Ave.

Frank Conrad 33 Lawrence Ave

Thaddeus Malinowski 39 Lawrence Ave

Anna Simanowski Bradford Ave New Windsor, N.Y.

Charles Simanowski " " "

Edward G. Simanowski 56 Melrose Ave N.W. N.Y.

Helen B. Simanowski " " " " N.Y.

Evelyn Spizbowski 12 Melrose Ave. N.Y.

I, Joseph Pustola, son of Paulene Pustola, declare to the best of my knowledge that 34 Melrose Ave New Windsor, N.Y. was rented out at one time or another. At that time my mother lived upstairs and a tenant lived downstairs

Joseph Pustola

J. PUSTOLA

4/27/81.

To whom it may concern:

I Hank Pustola, son of Pauline Pustola, can verify to the fact that this house (34 Melrose Ave. New Windsor, N.Y.) has been rented out at one time or another. My mother lived upstairs and a tenant downstairs.

~~Joseph H. Pustola~~  
J. H. Pustola

Zoning Board of Appeals:

Regard to the Myra Rumsey property. This property and the property up to the Ernie Spegiard's parents original house was owned by my Father-in-law, Stanley Mikutis. The Rumsey property in question was bought by Mr & Mrs Joseph Mackiewicz, This home was built by the Mackewiczs, sold to the Pustola's, lived in as a one family home, until Myra Rumsey, bought, remodelled it, put in 2 family's, At the present time there are three family's (tenants) living on a 60 ft by 80 ft lot. The second tenant Mr. Keller, who was a tenant of Mrs. Pustola - living ~~in~~ in the little house on the property in question, was built as a garage, due to the hill in front of it was made into a home for Mrs. Pustola's son and family, since then it has been rented to other tenants. ①

Why I am objecting to the situation is the parking. I understand Myra Rumsey has plans on raising the land level of the property on the side of the house, in front of the small tenant building and putting in a parking lot. This will create a water problem for me. Due to the raising of the road in front of the Albert Peshman Jr. and Edward Sennoski property, done by Joe Vesely. I already have a bad water situation on my property, which the town





(3)

I am asking the zoning board of appeals to honestly consider the situation here. I believe after living here so many years and being Senior Citizens, paying full taxes. My property should have first consideration. I am sorry in anyway if myra Ramsey feels I am being unfair. as I said before, This is not hardship for her.

My husband and myself, we do not want or need anymore problems, we do consider our neighbors if they have the respect and considerations for us.

Thanking You

Mrs. Helen Metcalf

44 Melrose Ave.

Need Windsor

N.Y. 12550

RECEIVED  
ATTORNEY'S OFFICE / ZBA  
TOWN OF NEW WINDSOR

MAY 5 1981

BY:

*Patricia Delis*

81-11

Prelim. meeting -  
Apr. 27th - 7:30.

Building Department

(CITY, TOWN OR VILLAGE) OF NEW WINDSOR 555 UNION AVE  
(Address and Telephone Number)

County of: GRANGE

## Order to Remedy Violation

Location 34 MELROSE AVE

Map No.: \_\_\_\_\_ Section: 13 Block: 11 Lot: 5

Date MARCH 31 1981

TO MIRA RUMSEY  
(owner or authorized agent of owner)

34 MELROSE AV.  
(address of owner or authorized agent of owner)

**PLEASE TAKE NOTICE** there exists a violation of:

The State Building Construction Code \_\_\_\_\_  
Zoning Ordinances ✓  
Other Applicable Laws, Ordinances or Regulations \_\_\_\_\_

at premises hereinafter described in that CONVERT A ONE FAMILY TO  
(state character of violation)  
A TWO FAMILY DWELLING

in violation of ARTICLE III 48-9 COLUMN A R4  
(state section or paragraph of applicable law, ordinance or regulation)

**YOU ARE THEREFORE DIRECTED AND ORDERED** to comply with the law and to  
remedy the conditions above mentioned forthwith on or before the 11<sup>th</sup> day of  
APRIL 1981.

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.

Harold R. Coe  
Superintendent of Buildings

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
HOWARD COLLETT - BLDG./ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING - May 11, 1981

DATE: May 4, 1981

Please be advised that the following public hearing is scheduled to be heard before the Zoning Board of Appeals on Monday evening, May 11, 1981 at 8 p.m.:

Application for Use Variance of  
MIRA RUMSEY;

I have attached hereto copy of the application and pertinent public hearing notice which was published in The Sentinel.

Pat

/pd

Attachments (2)

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-33A of the  
Zoning Ordinance on the following proposition:

Appeal No. 11

Request of MIRA RUMSEY

for a VARIANCE ~~SPECIAL PERMIT~~ of  
the regulations of the Zoning Ordinance to  
permit two-family dwelling in R-4(residential)  
zone

being a VARIANCE ~~SPECIAL PERMIT~~ of  
Section 48-9 - Table of Use Regulations - Col. A  
for property situated as follows:

34 Melrose Avenue, Town of New Windsor, N. Y.

SAID HEARING will take place on the 11th day of  
May, 1981, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
8 o'clock P. M.

RICHARD FENWICK  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-11  
(Number)

4/28/81  
(Date)

I. Applicant information:

- (a) MIRA ELLEN RUMSEY  
450 Pelham Road, New Rochelle, N. Y. 12805  
(Name, address and phone of Applicant)  
(or 192 Walsh Avenue, New Windsor, N. Y. )
- (b) same  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R-4 34 Melrose Avenue 13 11 5  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? June 1980
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? yes If so, when March 31, 1981
- (h) Is there any outside appeal?

81-11  
(Number)

4/28/81  
(Date)

I. Applicant information:

- (a) MIRA ELLEN RUMSEY  
450 Pelham Road, New Rochelle, N. Y. 12805  
(Name, address and phone of Applicant)  
(or 192 Walsh Avenue, New Windsor, N. Y. )
- (b) same  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R-4 34 Melrose Avenue 13 11 5  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? June 1980
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? yes. If so, when March 31, 1981
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. no

☒ IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs, Column A, to allow

Two-family dwelling in R-4 Residential Zone.  
(Describe proposed use)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The house in question has always been used as a two-family dwelling and has pre-existing non-conforming status. However, there is no written proof of such status available.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u> _____	<u>1</u> _____	<u>1</u> _____
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only



Two-family dwelling in R-4 Residential Zone.  
(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The house in question has always been used as a two-family dwelling and has pre-existing non-conforming status. However, there is no written proof of such status available.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VI.

Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

There will be no outside structural changes, or any other changes to the dwelling.

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☐ IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☐ Copy of tax map showing adjacent properties
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☐ Copy(ies) of sign(s) with dimensions.
- ☒ Check in amount of \$25.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping

- (b) Describe in detail the use and structures proposed for the special permit.

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☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

There will be no outside structural changes, or any other changes to the dwelling.

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☐ IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
  - ☐ Copy of contract of sale, lease or Franchise agreement.
  - ☐ Copy of tax map showing adjacent properties
  - ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
  - ☐ Copy(ies) of sign(s) with dimensions.
  - ☒ Check in amount of \$ 25.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.  
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

X. AFFIDAVIT

Date April 28, 1981

STATE OF NEW YORK)  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief.. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Mira Ellen Rumsey  
MIRA (Applicant) RUMSEY

Sworn to before me. this

28th day of April, 19 81.

Jatricia Delio

PATRICIA DELIO  
Library Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1982.

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_  
Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards:

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS

STATE OF NEW YORK)  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Mira Ellen Rumsey  
MIRA ELLEN RUMSEY

Sworn to before me this

28th day of April, 19 81.

Patricia Delio

PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1982.

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.